

APPLICATION NO. 5

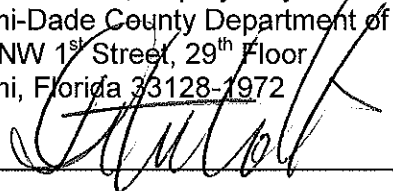
APPLICATION REQUESTING AMENDMENT TO THE COMPREHENSIVE DEVELOPMENT MASTER PLAN

1. APPLICANT

Miami-Dade County Department of Regulatory and Economic Resources
111 NW 1st Street, 12th Floor
Miami, Florida 33128-1972
(305) 375-2835

2. APPLICANT'S REPRESENTATIVE

Jack Osterholt, Deputy Mayor/Director
Miami-Dade County Department of Regulatory and Economic Resources
111 NW 1st Street, 29th Floor
Miami, Florida 33128-1972

By:  December 2, 2013

3. DESCRIPTION OF REQUESTED CHANGES

The following are the proposed text changes for the Land Use Element of the CDMP.

1. Revise the Agriculture text in the Land Use Element to provide that uses in the South Dade Agricultural Area that promote ecotourism and agritourism are not restricted to locating on an existing arterial roadway; and
2. Revise the Agriculture text in the Land Use Element to allow wineries to utilize imported products for winemaking.

Agriculture

The area designated as "Agriculture" contains the best agricultural land remaining in Miami-Dade County. As stated in the Miami-Dade County Strategic Plan, approved by the Board of County Commissioners, protection of viable agriculture is a priority. The principal uses in this area should be agriculture, uses ancillary to and directly supportive of agriculture and farm residences. Uses ancillary to and directly supportive of agriculture are defined as those uses related to preserving, processing, packaging or selling of agricultural products from Florida (except that wineries may utilize imported products for winemaking), and farm supplies, as well as sale and service of farm machinery and implements, subject to the requirements of Chapter 24 of the County Code. Uses ancillary to, and necessary to support the rural residential community of the agricultural area may also be approved, including houses of worship. However, schools

shall not be approved in Agriculture areas but should be located inside the UDB in accordance with Policy EDU-3A.

In order to protect the agricultural industry, uses incompatible with agriculture, and uses and facilities that support or encourage urban development are not allowed in this area. Residential development that occurs in this area is allowed at a density of no more than one unit per five acres. Creation of new parcels smaller than five acres for residential use may be approved in the Agriculture area only if the immediate area surrounding the subject parcel on three or more contiguous sides is predominantly and lawfully parcelized in a similar manner, and if a division of the subject parcel would not precipitate additional land division in the area. No business or industrial use should be approved in the area designated Agriculture unless the use is directly supportive of local agricultural production, and is located on an existing arterial roadway, and has adequate water supply and sewage disposal in accordance with Chapter 24 of the County Code, and the development order specifies the approved use(s); however, agricultural processing facilities for produce grown in Florida and uses that promote ecotourism and agritourism consistent with Policy LU-1P are not restricted to locating on an existing arterial roadway. Other uses, including utility uses compatible with agriculture and with the rural residential character may be approved in the Agriculture area only if deemed to be a public necessity, or if deemed to be in the public interest and the applicant demonstrates that no suitable site for the use exists outside the Agriculture area.

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4. REASONS FOR CHANGE

Two amendments are proposed to the Land Use Element to further promote agriculture-based tourism for areas within the Agriculture land use category.

CDMP Policy LU-1P authorizes alternative land uses in the South Dade agricultural area ("the Redland") where such uses would be compatible with agricultural activities and associated rural residential uses, and which would promote ecotourism and agritourism related to the area's agricultural and natural resource base including Everglades and Biscayne National Parks. The current CDMP text that limits business uses in the Agriculture land use category to being located along arterial roadways inhibits the development of ecotourism- and agritourism-supportive businesses as authorized in Policy LU-1P. These businesses may be best located along roadways that have local significance and reflect the rural character of the area. The proposed amendment provides an exception for ecotourism and agritourism businesses, allowing these businesses to locate on roadways that are not designated as arterial roadways.

The CDMP currently permits uses that are ancillary to and directly supportive of agriculture, including wineries, in the Agriculture land use category. These uses are defined in the CDMP as those that are related to preserving, processing, packaging or selling of agricultural products from Florida. Wineries complement the agricultural economy and support the preservation of agricultural land in Miami-Dade County. However, local winemaking may require the use of imported products from outside of Florida. The proposed amendment provides an exception to the limitation that

agricultural products be from Florida to allow wineries to utilize imported products for winemaking.

5. ADDITIONAL MATERIALS SUBMITTED

None